



S1) The storm sewer serving Holdrege Street and N 33rd Street is across the North and East property lines by 1.6'±. An easement was not found for this sewer. This may constitute an encroachment. A qualified attorney should be consulted regarding this matter.

Scale in Feet

1" = 20'

VICINITY MAP

Date of Survey:

11-04-10

Legal Description:

Lots 1 and 2, Block 1, Blystone's 3rd Addition, Lincoln, Lancaster County, Nebraska.

	Zon	ing Inforn	nation)		
CURRENT ZONING	B-3 Commercial District		STATUS			
CURRENT USE	Convenience Store		SOURCE INFORMATION		City of Lincoln	
ITEM	REQUIRED	OBSERVED			h 10th Street - Room 213 lebraska 68508	
MINIMUM LOT AREA	0 s.f.	13,686 s.f.				
MINIMUM FRONTAGE	0 ft.	133 ft.	PERSON CONTACTED		City Website - Planning Dept.	
MINIMUM LOT WIDTH		103 ft.	DATE CONDUCTED		11-04-2010	
MAX. FLOOR AREA RATIO			PHONE NUMBER		402-441-7491	
MINIMUM SETBACKS FRONT	•	49 ft.	EMAIL ADDRESS		www.lincoln.ne.gov/city/plan	
MINIMUM SETBACKS CORNER SIDE	*	51 ft.	NOTES:			
MINIMUM SETBACKS INTERIOR SIDE	##	14 ft.	"If block faces partialy in residential district, same as abutting residential district			
MINIMUM SETBACKS REAR	***	4 ft.	**5 ft. if abutting residential district			
MAX. BUILDING HEIGHT	45 ft.		***30 ft. if abutting residential district			
REQUIRED PARKING	1 per 600 sf GLA = 4 sp.	8 sp.	No City surveyors were staffed at the time of survey			
***			All elevations ar	All elevations are based on public works records		
			determine	FEMA: The subject site is located in Zone "X" defined as Areas determined to be outside the 500-year floodplain per FIRM panel #31109C0310 E effective date 9-21-2001.		
,			One-Call Confin	One-Call Confirmation #2631125		
			Section 19, Township 10 North, Range 7 East			

To: Casey's Retail Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. and includes items as specified by client. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certifications, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Aivars Leo Pelds

1-26-2011

ITEMS ON SCHEDULE B - SECTION II Title Commitment #C25517 - Store #118 SPECIAL EXCEPTIONS

- Terms and provisions of the Plat and Dedication recorded February 13, 1909 in Book 4, Page 103 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects property and
- Terms and provisions of Resolution as to special permit to sell alcohol recorded February 26, 1996 as Inst. No. 96-6492 in the office of the Register of Deeds of Lancaster County, Nebraska. Item affects property and is not shown.
- Terms and provisions of the Agreement as to sign recorded April 24, 1996 as Inst. No. 96-15308 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects property and is not shown.
- Terms and provisions of the Agreement recorded August 6, 1996 as Inst. No. 96-31840 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects property and is not shown.
- Easement granted to Lincoln Electric System, Alltel Nebraska, Inc. and Time Warner Entertainment Advance/Newhouse recorded November 15, 2005 as Inst. No. 2005-67905 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects property and is shown.
- Terms and provisions of Ordinance as to Alley Paving District #354 recorded April 6, 2006 as Inst. No. 2006-16222 in the office of the Register of Deeds of Lancaster County, Nebraska. -Item affects property and is shown.
- Terms and provisions of the Option Agreement executed by and between Duane Hartman Investments, Inc., a Nebraska corporation, Seller -and- Nebraska Retail Ventures, L.L.C., a Nebraska limited liability company, Buyer, dated November 2, 2010 and recorded November 3 2010 as Inst. No. 2010-50325 in the office of the Register of Deeds of Lancaster County, Nebraska. [NOTE: Upon compliance with Items Numbered 9 and 10 on Schedule B-I this item will not appear on the final policy to be issued.] - Item affects property and is not shown.

A. LEO

ENGINEERING COMPANY

Engineering | Planning | Surveying 2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 56305 - P: (515) 265-8196 F: (515) 266-2259

EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN
HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: DIGGER'S HOTLINE OF NEBRASKA CALL (1-800-331-5666).

DISCLAIMER:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C.ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND: IRON ROD OR PIPE FOUND CALCULATED CORNER SECT. COR. MONUMENT FOUND SECT. COR. MONUMENT CALC. **POWER POLE** LIGHT POLE x125.34 FINISHED FLOOR N.T.S.

H.M.A.

FUEL SHUT-OFF

FIRE EXTINGUISHER

SURVEY RECORD REPOSITORY

County LANCASTER

1003-766

MORE OR LESS FENCE LINE FIRE HYDRANT SANITARY SEWER MANHOLE STORM SEWER MANHOLE VALVE SPOT ELEVATION (@ x) NOT TO SCALE **HOT MIX ASPHALT**

POWER POLE

P.C.C. PORTLAND CEMENT CONCRETE ——xxx— UTILITY LINE OR PIPE WATER SANITARY SEWER STORM SEWER UNDERGROUND ELEC. / TEL. UGE/T OVERHEAD ELEC. / TEL. OHE/T CABLE TELEVISION LIGHT POLE

CASEY'S GENERAL STORE'S 3291 HOLDREGE STREET, LINCOLN, NEBRASKA KABREDLO'S ACQUISITION

Sanitary MH Southeast of Site Elevation = 58.80' (Assumed Elevation) 11-17-2010 01-10-2011 11013 E. JONDLE TOPO

S:/Casey's/Kabredlo's Acquision/#17 - 3291 Holdrege St/B&T/#17 - 3291 Holdrege St - ALTA 01-10-11.sc